

NOTICE OF NEGATIVE DECLARATION

Project Title/File Number: SVSP PCL 40-42 (Baseline Marketplace) / 2013PL-020

Project Location: 5000 Baseline Rd.; Roseville; Placer County; APN#'s 017-150-039-000;

017-150-027-000

Project Description: The applicant requests approval of a Major Project Permit (Stage 1 & 2)

and Tentative Subdivision Map to allow the construction of approximately 745,300 square feet of commercial, restaurant and retail buildings on the site. The project also includes frontage improvements, lighting and landscaping. The Tentative Subdivision Map will create 28 commercial parcels, 2 open space parcels, 2 roadway parcels and a landscape parcel.

Project Applicant: Nick Alexander, NG Alexander Real Estate Development LLC.

Property Owner: Jeff Ronten, DF Properties

Lead Agency Contact Person: Derek Ogden, Associate Planner - City of Roseville; (916) 774-5276

DECLARATION: The Planning Manager has determined that the above project will have no significant effect on the environment and is therefore exempt from the requirement of an Environmental Impact Report. The determination is based on the following findings:

- 1) The Baseline Marketplace property was zoned General Commercial (GC) with the adoption of the Sierra Vista Specific Plan. An EIR (SCH#2008032115) was certified for the Specific Plan dated March 2010. Accordingly, the project is a qualified project within the meaning of Section 21083.3, both under subsection (a) and (b).
- 2) There are no impacts that are peculiar to the proposed project or the parcel on which the project would be located that cannot be mitigated to less than significant levels.
- 3) There are no new impacts that were not analyzed as significant effects on the zoning action associated with the Sierra Vista Specific Plan EIR.
- 4) There are no potentially significant off-site impacts and cumulative impacts, which were not discussed in the Sierra Vista Specific Plan EIR.
- 5) There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the Sierra Vista Specific Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.
- 6) The mitigation measures contained within the Sierra Vista Specific Plan EIR have been undertaken and the Baseline Marketplace project is compliant with the mitigation measures identified in the Sierra Vista Specific Plan EIR
- 7) Project-specific mitigation measures and the City's uniformly applied development policies or standards will substantially mitigate the environmental effects of the project.

Written comments shall be submitted during the public comment period, **February 21 through March 13, 2014**. Submit comments to: Roseville Planning Division, 311 Vernon Street, Roseville, CA 95678-2469. Appeal of this environmental determination must be made within 10 days of adoption pursuant to Section 19.80.020 of the Roseville Municipal Code.

The public hearing on this item will be held on **March 13, 2014 at 7:00 p.m.** before the Planning Commission and will be held in the City Council Chambers, located at 311 Vernon Street, Roseville, California.

SVSP PCL 40-42 Baseline Marketplace Initial Study – February 21, 2014 – Page 2

Prepared by:	Date:	
, ,	Derek Ogden, Associate Planner	_

Placer County Clerk: Please mail the original of this document back to City Clerk, 311 Vernon Street, Roseville, CA 95678.

Date:

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number: SVSP PCL 40-42 (Baseline Marketplace) / 2013PL-020 **Project Location:** 5000 Baseline Rd.; Roseville: Placer County; APN#'s 017-150-039-000; 017-150-027-000 **Project Description:** The applicant requests approval of a Major Project Permit (Stage 1 & 2) and Tentative Subdivision Map to allow the construction of approximately 745,300 square feet of commercial, restaurant and retail buildings on the The project also includes frontage improvements, lighting and landscaping. The Tentative Subdivision Map will create 28 commercial parcels, 2 open space parcels, 2 roadway parcels and a landscape parcel. Nick Alexander, NG Alexander Real Estate Development LLC. **Project Applicant: Property Owner:** Jeff Ronten, DF Properties **Lead Agency Contact Person:** Derek Ogden, Associate Planner - City of Roseville; (916) 774-5276 This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project. This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. With respect to this project, this document provides an analysis of the applicability of Public Resources Code Section 21083.3 (contained within CEQA) and CEQA Guidelines Section 15183, because the project is consistent with existing zoning, the Sierra Vista Specific Plan and the City's General Plan, for which Environmental Impact Reports were prepared. If a project meets the criteria of these Sections, as explained in more detail below, only those environmental effects that are peculiar or site specific to the project must be analyzed, as the broader environmental issues have been previously discussed in the earlier environmental impact report(s). Upon analysis, should the agency find no substantial evidence that the impacts peculiar to the project may cause a significant effect on the environment, a negative declaration shall be prepared. If it is determined that this project may have a significant impact on the environment, but that with specific recommended mitigation measures, these impacts will be reduced to less than significant, a mitigated negative declaration shall be prepared. If the lead agency finds substantial evidence that the project, either individually or cumulatively, may have a significant effect on the environment and such effect(s) were not discussed in the prior environmental impact report, or new information reveals that the effects are greater than described in the prior EIR, the lead agency is required to prepare an environmental impact report for the project. In reviewing the site specific information provided for the proposed project, the City of Roseville Planning Department has analyzed the potential environmental impacts created by this project and a Negative Declaration has been prepared pursuant to the provision of CEQA Section 21083.3 and CEQA Guidelines Section 15183.

Derek Ogden, Associate Planner

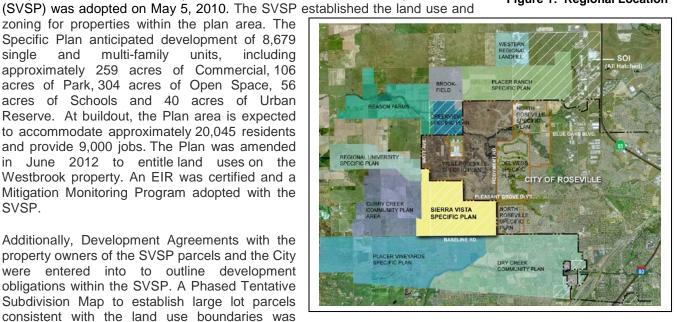
Prepared by:

Project Location

The Sierra Vista Specific Plan is located in the City of Roseville, Placer County, California (see Figure 1, Regional Location). The SVSP encompasses approximately 2,064 acres and is situated north of Baseline Rd. and west of Fiddyment Rd. within the City of Roseville. The Sierra Vista Specific Plan Figure 1: Regional Location

zoning for properties within the plan area. The Specific Plan anticipated development of 8,679 multi-family units, sinale and includina approximately 259 acres of Commercial, 106 acres of Park, 304 acres of Open Space, 56 acres of Schools and 40 acres of Urban Reserve. At buildout, the Plan area is expected to accommodate approximately 20,045 residents and provide 9,000 jobs. The Plan was amended in June 2012 to entitle land uses on the Westbrook property. An EIR was certified and a Mitigation Monitoring Program adopted with the SVSP.

Additionally, Development Agreements with the property owners of the SVSP parcels and the City were entered into to outline development obligations within the SVSP. A Phased Tentative Subdivision Map to establish large lot parcels consistent with the land use boundaries was approved July 28, 2011.



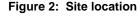
The project site is located on Parcels DF-40, 41 and 42 and is approximately 115 gross acres. The Tentative Subdivision Map proposes to subdivide the property into 76.5 acres of commercial property, 25.9 acres of open space preserve area and 12.8 acres of roadway parcels. The site is zoned General Commercial (GC), and has a Specific Plan and General Plan land use designation of Community Commercial (CC).

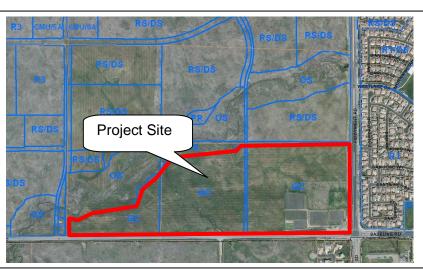
Physical or Natural Features On-Site

The project area is undeveloped and is characterized by gently rolling hills and large flat open annual grassland areas. Seasonal wetlands, including vernal pools and seasonal drainages are also dispersed throughout the site.

Physical or Natural Features on Adjacent Property

The project site is south of Curry Creek, a perennial drainage that flows year round and other wetland features. These features are located within Open Space preserve areas that will be protected by a conservation easement on this property.





PROJECT DESCRIPTION

The proposed project includes the phased development of Parcels 40, 41 & 42 with 745,300 square feet of commercial uses. Project components include:

- Three large floor plate commercial buildings (<130 ksf each);
- Four fast food restaurant pads with drive through facilities;
- Three gas station parcels;
- Twenty three outlying restaurant and retail pad buildings;
- A bus transfer facility;
- · A one-story bank building;
- Associated landscaping, parking, site lighting, walkways, and utilities; and,
- A Tentative Parcel Map to divide Parcel 40, 41 and 42 into 33 total parcels.

The Site Plan, Landscape Plan, Photometric Plan, Lighting Plan, Tentative Parcel Map, Utility Plan, and Grading Plan have been provided in Attachments 2-10.

ZONING AND LAND USE

Surrounding zoning and land use is as follows:

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE
Site	General Commercial (GC)	Community Commercial (CC)	Vacant
North	Small Lot Residential/Design Standards (RS/DS) & Open Space (OS)	Medium Density Residential (MDR-8.6) & OS	Vacant
South	Placer County Residential Properties	Placer County Residential Properties	Existing Single Family Homes/Vacant/Agricultural
East	Fiddyment Rd. / Single family Residential (R1)	Low Density Residential (LDR-4.6)	Existing Single Family Homes
West	OS	OS	Vacant

Applicable Specific Plan and Standards: Sierra Vista Specific Plan, Zoning Ordinance, and Community Design Guidelines.

Total Acreage: Approximately 115 acres

PREVIOUS ENVIRONMENTAL DOCUMENTS

The following narrative is provided to summarize the analysis undertaken as it relates to CEQA Section 21083 and CEQA Guidelines Section 15183 and City staff's conclusion to prepare a Negative Declaration for the Baseline Marketplace project. As described more specifically below, the California Environmental Quality Act (CEQA) provides for the use of prior environmental documents in specific situations. In this case it has been determined that Public Resources Code Section 21083.3 and its attendant CEQA Guidelines Section 15183 are applicable to the project, which allow for the utilization of prior environmental impact reports in order to streamline the processing of permits and avoid redundancy in environmental documents. This narrative does not address specific impacts of the Baseline marketplace project, but rather is intended to be read in conjunction with the other portions of the Initial Study and Negative Declaration to inform the reader of the process and analysis utilized by the City in its determination of the appropriate environmental document for the project.

Public Resources Code Section 21083.3 limits CEQA review of certain projects to environmental effects that are "peculiar" to the parcel or to the project and which were not addressed as significant effects in a prior EIR, or which new information shows will be more significant than described in the prior EIR. The Baseline Marketplace project is a qualified project pursuant to Section 21083.3(a) which provides in pertinent part:

(a) If a parcel has been zoned to accommodate a particular density of development or has been

designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of this division to the approval of any subdivision map or other project that is consistent with the zoning or community plan shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

(b) If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

The Baseline Marketplace property was zoned with the adoption of the Sierra Vista Specific Plan to accommodate the proposed project. Specifically, the property was zoned General Commercial (GC) and has a Specific Plan and General Plan land use designation of Community Commercial. The GC zoning for Baseline Marketplace parcel is intended to provide for commercial facilities serving Roseville and the surrounding community with large floor plate retail buildings and other service uses. The Planning Department has determined that the proposed Baseline Marketplace project is consistent with the vision and uses permitted by the SVSP.

An EIR (SCH #2008032115) was prepared for the Specific Plan, the zoning, and Development Agreement, and was certified by the Roseville City Council in March 2010 (hereinafter referred to as the EIR). The EIR for the original General Plan was adopted in 1992 (SCH #92072064) (the "General Plan EIR"). An EIR for the technical update was adopted on January 21, 2004 (SCH#2002082057). Accordingly, the project is a qualified project within the meaning of Section 21083.3, both under subsection (a) and (b). Further analysis was required however, prior to making a determination of the appropriate environmental document for the processing of the project.

CEQA Guidelines Section 15183 provides guidance on the criteria to be used in making a determination as to whether Section 21083.3 will apply. Specifically, Guideline Section 15183(b) provides as follows:

- (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those that the agency determines, in an initial study or other analysis:
 - (1) Are peculiar to the project or the parcel on which the project would be located, and
 - (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
 - (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
 - (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The balance of this section of the Initial Study is devoted to discussing the basis upon which this partial exemption provided by Section 21083.3 is utilized for the Baseline Marketplace project. Most importantly, it summarizes the findings of the City relating to the prior EIR and how the criteria set forth in Guidelines Section 15183 have been met.

Guideline Section 15183(f) provides guidance as to what effects will be considered "peculiar" to a project and states in part as follows:

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

The City has adopted a number of development policies and standards on a citywide basis, which shall be discussed below in the context of the checklist. Where a Citywide policy or standard is discussed it is identified in shaded text.

The EIR studied the environmental effects of the approval of the Sierra Vista Specific Plan, which included the land use designation and zoning of the subject site of GC. The EIR carefully considered the consistency of the Specific Plan with the City's existing General Plan. The EIR identified a number of potentially significant impacts associated with the development of the Specific Plan, including some that could not be feasibly mitigated. In approving the Specific Plan, the Roseville City Council adopted findings of overriding considerations for those impacts that could not be mitigated to a less than significant level.

Those impacts that were determined to be infeasible to mitigate to a level of less than significant are:

Impacts deemed significant and unavoidable at project specific level

- Inducement of substantial population growth
- Increased traffic volumes on City of Roseville roadways
- Increased traffic volumes on existing Placer County roadway intersections under existing conditions
- Increased traffic volumes on existing Placer County roadway segments under existing conditions
- Increased traffic volumes on existing Sacramento County roadway segments under existing conditions
- Increased traffic volumes on existing Sutter County roadway intersections under existing conditions
- Increased traffic volumes on existing State highways
- Short and long-term construction impacts for roadway projects
- Generate short-term construction related emissions
- Generate long-term construction related emissions
- Consistency with Air Quality plans and policies
- Increased short-term construction-related and long-term operational greenhouse gas emissions
- Short-term noise generated by construction activity
- Increase in offsite traffic noise
- Year 2025 plus project increase in traffic noise outside of plan area
- Consistency with the General Plan Noise Element for transportation noise sources and General Plan Amendment
- McClellan over flight noise
- Disturb, damage or destroy unidentified subsurface archaeological or historical resources during project construction
- Availability of water supplies to meet demand in wet years
- Increased demand for solid waste services at the landfill
- Expansion of the landfill
- Alteration of the visual character of the site and vicinity
- New sources of light and glare
- Degradation of scenic resources

Impacts deemed significant and unavoidable based on cumulative impact.

- Loss of open space and grassland
- Contribution to the loss of agricultural land
- Increased traffic volumes on City of Roseville roadways
- Increased traffic volumes on existing State highways
- Increased traffic on Placer County segments under 2025 conditions
- Increased traffic on Sacramento County segments under 2025 conditions

- Increased traffic on Sutter County segments under 2025 conditions
- Generate short-term construction related emissions
- Generate long-term construction related emissions
- Contribution to greenhouse gas emissions/global warming
- Increase in offsite traffic noise
- Alteration of the visual character of the site and vicinity
- Disturb, damage or destroy unidentified subsurface archaeological or historical resources during project construction
- New sources of light and glare
- Increased demand for water

Table 3-1 of the SVSP Draft EIR (Attachment 8) provides a summary of the findings leading to the conclusions of significance for each of the categories listed above. The bulk of these listed categories are not relevant to the subject project due in large part to the fact that the project is consistent with the Specific Plan and proposes no changes to the Plan not originally anticipated.

In accordance with Guidelines Section 15183, a discussion of each of those impacts found to be significant in the prior EIR and the relative impact of the subject project in each of those categories is provided below (identified by italic text) within the "Discussion of Environmental Impacts" following each section of the Initial Study Checklist.

The mitigation measures contained within the Sierra Vista Specific Plan EIR and the General Plan EIR (Attachment 8) have been undertaken and the Baseline Marketplace project is compliant with the mitigation measures identified in the Sierra Vista Specific Plan EIR and General Plan EIR.

In addition, to the Sierra Vista Specific Plan EIR, the Baseline Marketplace Negative Declaration incorporates several prior environmental documents into this Initial Study by reference. Each of these documents are noted below and can be reviewed at the City of Roseville Planning Department located at 311 Vernon Street, Roseville, CA, from Monday through Friday during the hours of 8 a.m. to 5 p.m.

1. GENERAL PLAN

The City's 2020 General Plan was adopted on February 4, 2004 by Resolution #04-39. The current General Plan contains in large part the same goals, policies, and implementation measures as the previous 2010 General Plan (adopted on November 18, 1992, by Resolution #92-321), for which a formal General Plan EIR was prepared. However, the current General Plan has been updated to reflect the current level of development in the City and to reflect the 3,100-acre West Roseville Specific Plan annexation that was approved in 2004. Changes between the 2010 General Plan and the current 2020 General Plan were analyzed as part of the West Roseville Specific Plan Environmental Impact Report (WRSP EIR) (SCH #2002082057).

Each element of the General Plan (GP) references and provides policies relating to specific plans. The specific plans are viewed as the primary mechanism for implementing the goals and policies of the GP. The plans are consistent with, and incorporated by reference into, the Land Use Element of the GP (page II-59 of the GP). Specific plan land uses are reflected on the GP land use map. The specific plans establish detailed policies and implementation programs for portions of the City, consistent with the goals and policies established in the GP.

The City Council adopted a Statement of Overriding Considerations when they certified the GP EIR, identifying the following impacts as significant and unavoidable:

- flood hazard
- vehicular air emissions (ozone)
- construction air emissions (ozone)
- · vehicle noise
- railroad noise
- noise from fixed sources
- · conversion of open space outside of infill area
- jobs/housing imbalance

- affordable housing
- increased traffic/degraded LOS
- loss of annual grasslands
- loss of oak trees and oak woodlands
- loss of riparian woodlands
- loss of vernal pools
- loss of intermittent drainages and other seasonal wetland habitat
- habitat fragmentation and loss of wildlife habitat
- risk of hazardous materials-related emergencies due to rail operations
- cumulative air quality, land use, jobs/housing, traffic, biological, cultural, risk of upset, open space, public services and utilities, and water impacts
- growth inducement

CITY OF ROSEVILLE MITIGATING POLICIES AND STANDARDS

"[R]equiring compliance with environmental regulations is a common and reasonable mitigating measure." (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1355, quoting *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 308.) Conditions of Approval requiring such compliance are "proper where the public agency ha[s] meaningful information reasonably justifying an expectation of mitigation of environmental effects." (*Leonoff, supra,* 222 Cal.App.3d at p. 1355, citing *Sundstrom, supra,* 202 Cal.App.3d at pp. 308-309.) In March 2003, the City of Roseville made formal findings to the effect that the following City regulations and ordinances, which include standards and policies that are uniformly applied throughout the City (together, "regulations"), will substantially mitigate specified environmental effects of future projects.

- City of Roseville Zoning Ordinance (RMC Title 19)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- City of Roseville Grading Ordinance (RMC Ch.16.20)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines (Resolution 08-142)
- Water Efficient Landscape Ordinance (RMC Chapter 19.67)

In conducting the analysis below, City staff has assumed that, to the extent that they are applicable to the proposed project, these regulations will be enforced, thereby substantially mitigating the significant effects of the proposed project addressed by these regulations.

As demonstrated in the checklist discussions below and the discussion that follows, no project changes resulting in important revisions to the previous EIRs, substantial changes in circumstances or substantially important new information (CEQA Guidelines thresholds per Sections 15162 and 15163) have occurred or become available in any environmental issue area since the time the SVSP EIR and GP EIR were certified.

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project to the physical environment. The Initial Study

Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. The Appendix "G" Environmental Checklist Form has been modified to include a reference to CEQA Section 21083 and CEQA Guidelines Section 15183 in order to identify impact areas that do not require further analysis than that which was provided in the SVSP EIR or General Plan EIR. Impact questions and responses are included in both tabular and narrative formats for each of the 17 environmental topic areas.

There are five (5) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained herein:

- 1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially Significant Impact" entries are made, an EIR is required.
- 2) A "Potentially Significant Unless Mitigation Incorporated" answer is appropriate where the applicant has agreed to incorporate a mitigation measure to reduce an impact from "Potentially Significant" to a "Less than Significant." For instance, impacts to flood waters could be reduced from a "potentially significant impact" to a "less than significant impact" by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level.
- 3) A "Less Than Significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or that the application of development policies and standards to the project will reduce the impact(s) to a less than significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less than significant impact.
- 4) A "No Impact" answer is appropriate where it can be clearly seen that the impact at hand does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area will clearly not have an adverse affect on agricultural resources or operations.
- 5) A "Exempt per 15183/21083.3" answer is appropriate where the project meets the criteria for a project pursuant to CEQA Guidelines Section 15183 and CEQA Section 21083.3, therefore not requiring any further environmental review. The CEQA Guidelines Section 15183 (a) states:
 - "(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies."
 - "(j) This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts except as provided for under CEQA Guidelines Section 15183 and CEQA Section 21083.3.

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each response. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

I. Aesthetics

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Have a substantial adverse effect on a scenic vista?					Х
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					Х
c) Substantially degrade the existing visual character or quality of the site and its surroundings?					Х
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			Х		

Discussion of Checklist Answers:

- a-c. The SVSP EIR assumed development of Parcels 40, 41 and 42 with a variety of retail and community commercial uses and concluded that modifications of visual resources and visual resource quality would occur. The proposed development on the Parcels will have substantially less floor area (745,300 square feet) than the 1.4 million square feet anticipated by the SVSP and SVSP Draft EIR, with the exception of the large floor plate retail buildings, the majority of the buildings will be less than thirty feet in height. Therefore, any visual impacts would be less than anticipated in the EIR and no additional impacts are anticipated.
- d. Under the SVSP land use designation, GC uses would be a source of nighttime lighting. Additional daytime glare could be caused by reflections from windows on buildings and additional automobile windshields. Parking lot and building security lighting can also cause glare. Existing sources of light and glare along Fiddyment Rd. and in the project vicinity include urbanized residential and commercial development. The development at the site would introduce a new source of nighttime lighting. However the applicant has submitted a lighting plan which is included as attachment 4 to the initial study. This photometric plan shows that there will be little to no off-site lighting impacts. In addition, the adjacent roadways of Fiddyment Rd. and Baseline Rd. will provide a buffer of lighting impacts to residential properties across these roadways.

The City of Roseville has adopted Community Design Guidelines (CDG) with the purpose of minimizing the aesthetic impacts of new development projects. The CDG includes guidelines for building design, site design and landscape design, which have the purpose of improving the built environment. The SVSP also contains specific site design requirements for Parcels 40-42. The City has found the project (as proposed and conditioned) to be consistent with these guidelines and standards. The above referenced Community Design Guidelines and applicable policies and development standards of the SVSP will be contained as conditions of approval of the Major Project Permit (MPP – Stages 1 and 2), and enforced through the Building Permit and plan review process (MPP - Stage 3). With these implementing standards the Aesthetic Impacts of light and glare from the project are considered less than significant.

II. Agricultural Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					Х
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?					Х
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?					Х

Discussion of Checklist Answers:

a.-c. No significant agricultural resources were identified on the site within the SVSP EIR. The proposed project will convert open grassland areas to a commercial project, however there are no farmlands of importance on the site. The proposed project would have no new impacts on agricultural resources.

III. Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Conflict with or obstruct implementation of the applicable air quality plan?					Х
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?					Х
c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?					X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
d) Expose sensitive receptors to					X
substantial pollutant concentrations?					
e) Create objectionable odors affecting			X		
a substantial number of people?					
f) Generate greenhouse gas emissions,					V
either directly or indirectly, that may					Х
have a significant impact on the environment?					
g) Conflict with an applicable plan,					
policy or regulation adopted for the					X
purpose of reducing the emissions of					
greenhouse gases?					

California Clean Air Act Requirements

The City of Roseville, along with the south Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). Under the California Clean Air Act, Placer County has been designated a "serious non-attainment" area for ozone and a "non-attainment" area for PM10 (particulate matter less than 10 microns in diameter). The Placer County Air Pollution Control District (PCAPCD) is responsible for administration of state and federal air quality standards. In 1991, the PCAPCD adopted its first Air Quality Attainment Plan (AQAP). The AQAP is required by the California Clean Air Act (CCAA), and is designed to bring Placer County into compliance with state ozone standards, which are generally more stringent than current federal ambient standards.

Federal Clean Air Act Requirements

Under the Federal Clean Air Act, Placer County is designated as a severe non-attainment area for ozone, and is an attainment area for the federal PM10 standards, and other criteria pollutants. The City of Roseville, along with the south Placer County area, is located in the Sacramento Air Quality Maintenance Area (SAQMA). The Sacramento Area Council of Governments (SACOG), in conjunction with SAQMA air quality management districts, and the California Air Resources Board, developed the SAQMA portion of the State Implementation Plan (SIP). The SIP is required to demonstrate compliance with the Federal Clean Air Act Amendments. The U.S. EPA approved the SIP in 1996, and the SAQMA has since been operating under the SIP control measures.

a-b. Construction Impacts

Project construction will result in short-term air quality impacts. These impacts are primarily associated with increased potential for dust (particulate matter), wind driven erosion of soils during grading, and emissions from construction equipment. The City's Grading Ordinance includes the General Plan EIR mitigation measures for construction-related air quality impacts that are applicable to the proposed project. Consistent with the SVSP EIR mitigation measures, dust control and clean construction measures are required during construction and will be conditioned on all grading permits and improvement plans approved by the City's Public Works Department.

c. Cumulative Impacts

The primary contributor to air quality impacts is the number of vehicle trips generated by a project. The project would not create any additional trips than those assumed in the SVSP EIR, and would result in fewer trips and provide less development (53% of 1.4 million s.f.) than previously analyzed for the property.

- d. The single-family residential development east and south of the project comprises the nearest sensitive receptors. Construction and operation of the project will increase emissions on the site, but not substantially; implementation of mitigation measures required in the EIR will reduce project emissions to less than significant levels.
- e. The project includes gas station sites, restaurants, and retail uses, which can create odors. These uses are permitted in the GC zone and the odors produced, are typically not considered objectionable. The odors

- associated with this project therefore would not be considered objectionable, and will have a less than significant impact.
- f. The project's impact on GHG emissions was previously analyzed with the SVSP EIR. The project will implement the feasible Mitigation Measures identified in the SVSP EIR. The project is consistent with the SVSP EIR.
- g. As identified in the SVSP EIR the project will not interfere with an adopted policy or regulation which reduces GHG. The project will implement feasible mitigation identified in the SVSP EIR to reduce GHG.

IV. Biological Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Have a substantial adverse effect,					Х
either directly or through habitat					
modifications, on any species identified					
as a candidate, sensitive, or special					
status species in local or regional plans,					
policies or regulations, or by the					
California Department of Fish and Game					
or U.S. Fish and Wildlife Service?					
b) Have a substantial adverse effect on					X
any riparian habitat or other sensitive					
natural community identified in local or					
regional plans, policies or regulations or					
by the California Department of Fish and					
Game or U.S. Fish and Wildlife Service?					.,
c) Have a substantial adverse effect on					Х
federally protected wetlands as defined					
by Section 404 of the Clean Water Act					
(including, but not limited to, marsh,					
vernal pool, coastal, etc.) through direct					
removal, filling, hydrological interruption,					
or other means?					
d) Interfere substantially with the					Х
movement of any native resident or					
migratory fish or wildlife species or with					
established native resident or migratory					
wildlife corridors, or impede the use of					
native wildlife nursery sites?					.,
e) Conflict with any local policies or					Х
ordinances protecting biological					
resources, such as a tree preservation					
policy or ordinance?					
f) Conflict with the provisions of an					Χ
adopted Habitat Conservation Plan,					
Natural Community Conservation Plan,					
or other approved local, regional, or					
state habitat conservation plan?					

Discussion of Checklist Answers:

a-f. The project site contains wetland resources and is located adjacent to a Curry Creek. The SVSP EIR noted that construction along this tributary could affect flows to vernal pools and seasonal wetlands. The tributary was designated as an Open Space Preserve in the SVSP and is protected from encroachment. The project is proposing to remove the wetlands that exist on-site and to have outflow of stormwater into the Preserve. However, the project is required to obtain any applicable permits from the Army Corps and Fish and Game to ensure that there are no additional impacts to biological resources.

V. Cultural Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Cause a substantial adverse change in the significance of a historic resource as defined in Section 15064.5?					Х
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?					Х
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					Х
d) Disturb any human remains, including those interred outside of formal cemeteries?					Х

Discussion of Checklist Answers:

a.-d. Archaeological surveys were performed for the entire SVSP area as part of the SVSP EIR. The SVSP EIR evaluation utilized field surveys of the Specific Plan area and a record search with the North Central Information Center. These surveys revealed no recorded sites of archaeological significance within the SVSP.

The Cultural resources element of the SVSP EIR contains specific mitigation measures to reduce impacts to cultural resources. The SVSP EIR identified the residual level of significance after incorporation of the applicable mitigation measures as less than significant. No further discussion is warranted.

VI. Geology and Soils

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Expose people or structures to potential					X
substantial adverse effects, including the					
risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault,					Χ
as delineated on the most recent Alquist-					
Priolo Earthquake Fault Zoning Map					
issued by the State Geologist for the area					
or based on other substantial evidence of					
a known fault? (Refer to Division of Mines					
and Geology Special Publication 42.)					
ii) Strong seismic ground shaking?			·		X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
iii) Seismic-related ground failure, including liquefaction?					Х
iv) Landslides?					Χ
b) Result in substantial soil erosion or the loss of topsoil?					Х
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			Х		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			Х		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?					Х

- a. The project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.
 - *i-iii*) The project site is located in Roseville, which is within Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. Therefore, no impacts would occur in association with rupture of a known earthquake fault or seismic related ground failure.
 - iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes are not steep enough to present a hazard during development or upon completion of the project. In addition, during construction, measures would be incorporated to shore slopes and prevent potential earth movement. Therefore, impacts associated with landslides are considered less than significant.
- b. Grading activities require a grading permit from the Engineering Division of the Public Works Department. The grading permit will be reviewed for compliance with the City's Design and Construction Standards, including the provision of proper drainage, appropriate dust control and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans. As conditioned, the project will be consistent with the City Design and Construction Standards. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the development is considered less than significant.
- c-d. As noted above, the project site is not located in a sensitive geologic area and does not expose people to potential geologic impacts. Additionally, such impacts are considered to be less than significant since new buildings and structures are required to comply with all applicable building codes. The City of Roseville Building Department will review construction plans before a building permit is issued and the Engineering

Division will review and approve all grading plans to insure that all grading and structures would withstand shrink-swell potentials and earthquake activity in this area.

e. No septic tanks are proposed as part of the project. Therefore, no impact to soils relative to supporting the use of septic tanks would occur.

VII. Hazards and Hazardous Materials

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				Х	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				х	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				х	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				х	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?				Х	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			Х		
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			Х		

- a-c. Specific tenants for the large floor plate, pad and in-line retail buildings have not been identified. However, some uses could propose to store and/or use toxic/flammable materials. The California Health and Safety Code, and local City Ordinances regulate the handling, storage and transportation of hazardous and toxic materials. The California Health and Safety Codes require a Risk Management and Prevention Program (RMPP) for those uses that handle specified quantities of toxic and/or hazardous materials. Also, businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP). Furthermore, all business owners must file a site-specific business plan with the City Fire Department before a new building or tenant space is occupied. All plans would specify what to do in the event of an accident, and which transportation routes would be used. It is not known at this time if any hazardous materials will be used or stored on-site. However, any potential impacts as a result the use or storage of hazardous materials are reduced to less than significant levels with implementation of the HMMP and business plan requirements.
- d. The proposed Baseline Marketplace project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (DTSC, 2005); therefore, no impact will occur.
- e-f. The project is not located within an airport land use plan area, no airports are located within two miles of the project site, and the project site is not located within the vicinity of a private airstrip; therefore, no impact would occur.
- g. This project is located within an area currently receiving City emergency services and the project will cause a less than significant impact to the City's Emergency Response or Management Plans. Furthermore, the project will be required to comply with all local, State and Federal requirements for the handling of hazardous materials. Conditions will also be applied to the project requiring compliance with all local, State and Federal requirements for the handling and/or storage of hazardous materials. These conditions will require the following programs:
 - A Risk Management and Prevention Program (RMPP) shall be required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.
 - Businesses that handle toxic or hazardous materials shall complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or Federal requirements.
- h. The project site is surrounded by planned urban development. The adjacent open space parcels will be owned and maintained by the City of Roseville, and will be subject to annual weed abatement through the City's Open Space Operations and Maintenance Program. These weed control measures reduce the potential occurrence of wildfires in the vicinity of the project site. Therefore, impacts to the proposed project resulting from wildfires are considered less than significant.

VIII. Hydrology and Water Quality

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Violate any water quality standards or waste discharge requirements?			Х		

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					Х
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					Х
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onor off-site?					х
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?					X
f) Otherwise substantially degrade water quality? g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X	*
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				Х	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? i) Inundation by seiche, tsunami, or				X	
mudflow?				^	

a,c-f. Development of the site will not result in any substantial water-related impacts. The project includes an on-site drainage system that has been designed in accordance with the City Design and Construction Standards that will adequately convey on-site drainage associated with development of the existing and proposed development. Minor amounts of wind and/or water erosion may be associated with construction of the project. The developer is required to receive approval of a grading permit prior to the start of

construction. The permit is required to incorporate mitigation measures for dust and erosion control consistent with the City's Design and Construction Standards.

The development of the project was found to result in a reduced rate of absorption of surface water runoff and associated increase water being directed into the City's drainage system. However, those impacts were evaluated in the SVSP EIR and other referenced environmental documents, which assumed full build-out of the site and other properties in the City and evaluated downstream flooding impacts resulting from increased surface water runoff. The previous environmental documents found that, with the implementation of City standards and programs, the potential flooding impacts would be less than significant.

- b. The proposed project will have no impact on groundwater supplies and will not affect groundwater recharge more than that anticipated in the SVSP EIR.
- g. The project does not include a residential component, and the project site is not within a designated 100-year flood boundary. Therefore, no impact would occur.
- h. The project site is not within a designated 100-year floodplain; therefore, no impact would occur.
- i. The closest dam to the project site is Folsom Dam, over 10 miles to the east. According to the City's Multi-Hazard Mitigation Plan, the Dry Creek watershed could potentially be flooded in the event the Folsom Dam failed. The Baseline Marketplace site is a part of the Curry Creek watershed and is not in a dam failure inundation area. Therefore, no impact would occur.
- j. Seiches and tsunamis are seismically induced large waves of water. Since there are no bodies of water nearby, the threat of seiche and tsunami is non-existent. Similarly, mudflows are not a concern based on the soil types found in Placer County. Therefore, the proposed project would have no impact relative to inundation by seiche, tsunami, or mudflow.

IX. Land Use and Planning

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Physically divide an established community?				X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?					Х
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				Х	

Discussion of Checklist Answers:

- a. The project will not divide an existing community; therefore, no impact would occur.
- b. The SVSP Parcels 40-42 were zoned and granted land use with the adoption of the Sierra Vista Specific Plan (May 5, 2010) to accommodate development of commercial uses. All future tenants will be required to comply with the land use and zone district designations.

The proposed development would have a total square footage of 745,300. The Specific Plan anticipated development of the site to allow up to 1.4 million square feet of development. The proposed development is substantially less than was anticipated and evaluated in the SVSP EIR and Specific Plan.

c. There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. Therefore, no impact would occur.

X. Mineral Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?		-		Х	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				Х	

Discussion of Checklist Answers:

a-b. The project site is not known to include any mineral resources that would be of local, regional, or statewide importance, therefore, the project is not considered to have any impacts on mineral resources.

XI. Noise

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Exposure of persons to or generation of					Х
noise levels in excess of standards					
established in the local general plan or noise ordinance, or applicable standards of					
other agencies?					
b) Exposure of persons to or generation of					
excessive groundborne vibration or			X		
groundborne noise levels?					
c) A substantial permanent increase in					Х
ambient noise levels in the project vicinity					
above levels existing without the project?					
d) A substantial temporary or periodic					X
increase in ambient noise levels in the					
project vicinity above levels existing					
without the project?					
e) For a project located within an airport					
land use plan or, where such a plan has					
not been adopted, within two miles of a					Х
public airport or public use airport, would					
the project expose people residing or					

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
working in the project area to excessive noise levels?					
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					х

a-b. Construction activities on the site could expose nearby tenants/landowners to increased noise levels, including ground-born vibrations. These impacts are temporary in nature (being associated with construction of the facility) and are considered less than significant since the City's Noise Regulation Standards (Roseville Municipal Code Section 9.24) limits construction to daytime hours (7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 8:00 p.m., Saturday, Sunday, and Holidays). Compliance with the City of Roseville Noise Regulation Standards would prevent exposure to, or generation of noise levels in excess of established noise standards. The ordinance establishes maximum noise exposure standards that apply to construction and operational activities for private development projects. The thresholds provide for the protection of noise sensitive receptors.

In addition, the SVSP EIR identified appropriate noise mitigation measures for commercial uses that are within 150 feet of a sensitive receptor. These measures include providing a 6 to 7 tall sound barrier, screening HVAC equipment if located on rooftops, and doing a site specific noise analysis if truck loading docks are within 100 feet of residential uses. The proposed site plan indicates that truck delivery areas will be approximately 110 feet from the nearest residential property line. Given the fact that both the Baseline Marketplace and residential project to the north will provide sound barriers, noise impacts to the residential properties to the north are considered to be less than significant. However, the project will implement the feasible mitigation identified in the SVSP EIR. If the project is modified to decrease the setback between the residential properties or modify the type of use in this location a site specific noise analysis would be prepared.

- c. Neighboring uses may experience short-term increases in noise levels during construction. However, these increases are associated with construction activities and would only occur for a short period of time. Based on this, construction activities would not impact the permanent ambient noise level.
- d. As stated under item (a) above, all operations associated with the project will be required to comply with the provisions of the City of Roseville Noise Ordinance and the General Plan Noise Element. Compliance with the provisions of these documents will reduce potential noise impacts to less than significant levels.
- e-f. The proposed project site is located within the over flight area for McClellan airfield. The SVSP analyzed the impact of the airfield's operation and found that even with feasible mitigation the impact on future residents was significant and unavoidable.

Because the project would comply with the provisions of the City's General Plan and Noise Ordinance, impacts related to noise are considered less than significant.

XII. Population and Housing

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?					Х
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				Х	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				Х	

Discussion of Checklist Answers:

a-c. The project would not result in an increase in jobs or housing not anticipated in the SVSP and GP EIR. The project is not housing related and will not displace any existing homes or people.

XIII. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Fire protection?					Х
b) Police protection?					Х
c) Schools?					Х
d) Parks?					Х
e) Other public facilities?					X

Discussion of Checklist Answers:

a. Tenants or customers of the development may require the services of the Roseville Fire Department in the event of an emergency. The nearest station to serve the site is Station #5 at Pleasant Grove Boulevard and Mahany Park, approximately two miles northeast of the project site. A future Fire Station site will be constructed within the SVSP. The timing of the construction of this station will depend upon the Fire Departments Standards of Response Coverage Study and the SVSP phasing plan.

The development of this project would require adequate water pressure in the water lines and must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. The General Plan EIR has stated that the policies of the General Plan are adequate to mitigate potential impacts to fire services.

- b. Tenants of the project may also require the services of the Roseville Police Department in the event of an emergency. The site is within an area of the City that is currently receiving police services. The General Plan EIR has indicated that the policies of the General Plan are adequate to mitigate any potential impacts to police services.
- c. The construction of commercial buildings can generate secondary impacts to local schools by inducing growth. The applicant for this project is required to pay school impact fees ("Sterling Fees") at a rate determined by the local school districts. The "Sterling Fees" presently pay 25% of the cost of new facilities for new students. School fees will be collected prior to the issuance of building permits, consistent with City requirements. The General Plan EIR has indicated that the policies of the General Plan are adequate to mitigate any potential impacts to school services.
- d-e. The General Plan EIR indicates that the policies of the General Plan are adequate to mitigate any potential impacts to Parks and Recreation facilities and services. This project is consistent with the land uses anticipated in the SVSP and General Plan. As a result, the project will not have a significant effect upon, or create any additional need for, public services (i.e. fire protection, police services, schools, parks). The impacts associated with this project upon public services are considered less than significant.

XIV. Recreation

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?					Х
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				Х	

Discussion of Checklist Answers:

a-b. As a non-residential development project, the proposal is not expected to generate any significant additional demand for recreation opportunities or impact existing or proposed recreational facilities in Roseville. Therefore, there are no anticipated impacts to park facilities from the proposed project. The project is not required to provide additional recreation facilities.

XV. Transportation/Traffic

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial					Х

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?					
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?					х
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				х	
d) Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				Х	
e) Result in inadequate emergency access?			Х		
f) Result in inadequate parking capacity?			Х		
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			Х		

- a-b. The project results in a reduction in the amount of building area that was anticipated by the SVSP EIR. A traffic study was completed by Fehr & Peers (September 2012) and the project was evaluated by the City's Public Works Department to determine roadway improvements necessary to maintain the City's existing level of service, and based on the evaluation the project will implement the recommended roadway improvements.
- c. The project will not result in a change to air traffic patterns. No impact would occur.
- d. The Public Works Department has determined that the design of the proposed project does not result in any hazardous sharp curves or dangerous intersections. No impact would occur.
- e. The City's Fire Department reviewed the project and determined that the design will provide adequate emergency access. No impact to emergency access would occur as a result of the proposed project.
- f. The project will adhere to the parking requirements established the Zoning Ordinance.
- g. The project will provide bike parking, bike and pedestrian paths, and a bus transfer facility as anticipated in the SVSP.

XVI. Utilities and Service Systems

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Exempt per 15183/ 21083.3
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					Х
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					Х
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					Х
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?					Х
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?					Х
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					Х
g) Comply with federal, state, and local statutes and regulations related to solid waste?					Х

Discussion of Checklist Answers:

a-g. Water and sewer services will be provided by the City of Roseville. The applicable City departments have reviewed the project and determined that no new demands are required.

XVII. Mandatory Findings of Significance

Environmental Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact	Exempt per 15183/ 21083.3
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?					X
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).					Х
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?					Х

Discussion of Checklist Answers:

The project is decreasing the land use intensity on the site from what was anticipated with the adopted SVSP EIR. The project site does contain wetland resources; however these resources will either be preserved within the Open Space Preserve or mitigated for through State and Federal permitting processes. The proposed entitlements do not impact long-term environmental goals. The cumulative impacts do not deviate beyond what was contemplated by the 2010 General Plan EIR or SVSP EIR. The project does not have the potential to degrade the quality of the environment or reduce the habitat of any wildlife species. With implementation of the proposed mitigation measures, the project does not have the potential to create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

As shown in the checklist prepared as part of this Initial Study, City staff has not identified any impacts that are peculiar to the parcel that cannot be mitigated to less than significant levels, whether offsite or cumulative in nature, which were not discussed in the Sierra Vista Specific Plan or General Plan EIRs or for which the impacts are greater than anticipated in either EIR. This determination is based on a review of the project specific studies, General Plan EIR and the Sierra Vista Specific Plan EIR. City staff has determined through review of these documents and the subsequent development conducted there under that the mitigation measures contained within these documents have been undertaken. Specifically, City staff has determined that the Baseline

Marketplace project is compliant with the mitigation measures identified in the Sierra Vista Specific Plan and General Plan EIRs.

On the basis of this initial evaluation:

[X] I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

Initial Study Prepared by:

Derek Ogden, Associate Planner
City of Roseville, Planning & Redevelopment Department

Attachments:

- 1. Site Plan
- 2. Landscape Plan
- 3. Photometric & Lighting Plan
- 4. Tentative Parcel Map
- 5. Utility Plan
- 6. Grading Plan
- 7. Fehr & Peers Traffic Study (available at the City of Roseville Permit Center)
- 8. Sierra Vista Specific Plan EIR Mitigation Measures